

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, December 16, 2005 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

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**NEW CASES**

- V-05-324**      Application of **Laura Shepard** for a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to 2 feet for a new, detached garage. The property is located at **1764 FLAGLER AVENUE N.E.**, fronts 60 feet on the west side of Flagler Avenue and begins 540 feet north of the northwest corner of Flagler Avenue and Montgomery Ferry Road. Zoned R-4 (Single-Family Residential ) District. Land Lot 56 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Laura Shepard**  
**Council District 6, NPU-F**
- V-05-325**      Application of **Steven Dukes** for a variance from the zoning regulations for a shared driveway to allow for the construction of a two-family residence (i.e., a “duplex”). The property is located at **983 & 985 PEEPLES STREET S.W.**, fronts 57 feet on the northwest side of Peebles Street and begins 546 feet northeast of Lawton Street and Peebles Street. Zoned HC-20M/ R-5 (Oakland City Historic/Two-Family Residential) District. Land Lot 119 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Gordon Goodman**  
**Council District 4, NPU-S**
- V-05-326**      Application of **Land Logistics, LLC** for 1) a variance from the zoning regulations to reduce the west side yard setback from the required 29.7 feet to 8.8 feet to add balconies to an existing multi-family building, and 2) a special exception from the zoning regulations for a 7 foot high fence in the front yard setback, where up to a 4-foot high fence would otherwise be allowed. The property is located at **2145 BOLTON ROAD N.W.**, fronts 279 feet on the south side of Bolton Road and begins 320 feet northeast from the western corner of Bolton Road and Hollywood Road. Zoned RG-2 (Residential General-Sector 2 ) District. Land Lot 253 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Land Logistics, LLC**  
**Council District 9, NPU-D**
- V-05-327**      Application of **James Bailey** for variances from the zoning regulations to 1) reduce the transitional side yard the required 20 feet to 0 feet and 2) reduce the the transitional rear yard from the required 20 feet to 0 feet, for a retail development. The property is located at **1928 METROPOLITAN PARKWAY S.W.**, fronts 200 feet on the east side of Metropolitan Parkway, and begins 202 feet south of the southeastern corner of Metropolitan Parkway and Grant Street. Zoned C-1 (Community Business ) District. Land Lot 90 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Bertrand Parks**  
**Council District 12, NPU-X**

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- V-05-328**      Application of **Michael Brown** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 15 feet to 10 feet to allow for construction of a new single-family house. The property is located at **254 FARRINGTON AVENUE S.E.**, fronts 42 feet on the north side of Farrington Avenue and begins on the northeastern corner of Grant Terrace and Farrington Avenue. Zoned R-5 (Two-Family Residential ) District. Land Lot 55 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michael D. Brown**  
**Council District 14, NPU-V**
- V-05-329**      Application of **Michael Brown** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 15 feet to 8 feet for construction of a new single-family house. The property is located at **216 FARRINGTON AVENUE S.E.**, fronts 40 feet on the north side of Farrington Avenue and begins on the northwest corner of Farrington Avenue and Farrington Place. Zoned R-5 (Two-Family Residential ) District. Land Lot 55 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michael D. Brown**  
**Council District 1, NPU-V**
- V-05-330**      Application of **Daniel Betsill** for variances from the zoning regulations to 1) reduce the required front yard setback from the required 35 feet to 30 feet and 2) reduce the west side yard setback from the required 7 feet to 4.6 feet for a second story addition to an existing single-family house. Zoned R-4 (Single-Family Residential) District. Land Lot 52 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Drew Kimball**  
**Council District 6, NPU-F**
- V-05-332**      Application of **Michael Brown** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 15 feet to 11.5 feet to allow for the construction of a single-family house. The property is located at **972 PULLIAM STREET S.W.**, fronts 45 feet on the east side of Pulliam Street and begins on the southeast corner of Vassar Street and Pulliam Street. Zoned R-5 (Two-Family Residential) District. Land Lot 74 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michael D. Brown**  
**Council District 1, NPU-V**

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- V-05-333**      Application of **Michael Brown** for variances from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 12 feet, 2) reduce the east side yard setback from the required 5 feet to 3 feet and the 3) reduce the west side yard setback from the required 5 feet to 3 feet, for construction of a new, single-family house. The property is located at **96 CRUMLEY STREET S.E.**, fronts 30 feet on the north side of Crumley Street and begins 120 feet west of the northwest corner of Crumley Street and Martin Street. Zoned R-4B (Single-Family Residential) District. Land Lot 53 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michael D. Brown**  
**Council District 1, NPU-V**
- V-05-334**      Application of **Al Terrell** for variances from the zoning regulations to 1) allow for parking in the required 40 foot front yard setback, 2) reduce the north side yard setback from the required 20 feet to 11 feet, 3) reduce the south side yard setback from the required 20 feet to 10 feet and 3) reduce the rear yard setback from the required 20 feet to 10 feet. The property is located at **650 BOULEVARD N.E.**, fronts 66 feet on the west side of Boulevard, and begins 364.5 feet north of the northeastern corner of Boulevard and North Avenue. Zoned RG-4 (Residential General-Sector 4 ) District. Land Lot 48 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Al Terrell**  
**Council District 2, NPU-M**
- V-05-336**      Application of **Greater Fair Hill Baptist Church/ Hakim Hilliard** for a special exception from the zoning regulations to reduce the off-street parking requirement from the 193 spaces to 170 spaces to allow for an addition to an existing church. The property is located at **695-712 HAMILTON E. HOLMES DRIVE (a.k.a 695 HIGHTOWER ROAD ) N.W.**, fronts 286 feet on the east side of Hamilton E. Holmes Drive, and begins on the northeast corner of Hamilton E. Holmes Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 208 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Greater Fair Hill Baptist Church**  
**Council District 9, NPU-J**

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**DEFERRED CASES**

- V-05-222**      Application of **Allen Hoss** for 1) a variance from the zoning regulations to reduce the front yard setback from the required 40 feet to 10 feet, and 2) a special exception from the zoning regulations to reduce the required on-site parking from 248 spaces to 182 spaces for construction of two retail structures. The property is located at **1091 LOGAN CIRCLE N.W. & 465 CHATTAHOOCHEE AVENUE N.W.**, fronts 537 feet on the south side of Seaboard Industrial Boulevard, and begins 804.5 feet east of the southeastern corner of Seaboard Industrial Boulevard and Hills Avenue. Zoned I-2 (Heavy Industrial) District. Land Lot 193 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: The Company**  
**Council District 9, NPU-D**
- V-05-223**      Application of **Lee Mayweather** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 4 feet, and 2) reduce the south side yard setback from the required 7 feet to 4 feet for construction of a new single- family house. The property is located at **580 GRIFFIN STREET N.W.**, fronts 28 feet on the west side of Griffin Avenue, and begins 56 feet south of the southwestern corner of Griffin Street and D'Alvigney Street. Zoned R-4A (Single- Family Residential) District. Land Lot 193 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Tekle Aylele**  
**Council District 3, NPU-L**
- V-05-289**      Application of **Sheferan Berhanu** for a variance from the zoning regulations to 1) reduce the transitional side yard from the required 20 feet to 10 feet and 2) to allow for a transitional use within 100 feet of a residential district by making an addition to an existing gas station/convenience store. The property is located at **605 BOULEVARD N.E.**, fronts 97.5 feet on the east side of Boulevard and begins on the south eastern corner of Boulevard and Boulevard Place. Zoned C-1 (Community Business) District. Land Lot 47 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Sheferan Berhanu**  
**Council District 2, NPU-M**

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- V-05-290**      Application of **Jeff Erwin** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 15.5 feet, 2) reduce the rear yard setback from the required 15 feet to 3.4 feet, 3) reduce the north side yard setback from the required 7 feet to 3.4 feet 4) reduce the south side yard setback from the required 7 feet to 3.4 feet, and 5) increase the lot coverage from the allowed maximum of 50% to 53% for the construction of a new single-family house. The property is located at **1348 LANSING STREET S.E.**, fronts 40 feet on the east side of Lansing Street and begins, 169 feet south of the southeast corner of Lansing Street and Gammon Street. Zoned R-4 (Single-Family Residential) District. Land Lot 56 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Habitat for Humanity**  
**Council District 12, NPU-Y**
- V-05-291**      Application of **Jeff Erwin** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 15 feet, and 2) reduce the half-depth front yard setback from the required 17.5 feet to 10 feet and 3) increase the maximum lot coverage from the required 50% to 63.5% to allow for construction of a new single-family house. The property is located at **1296 MARCY STREET S.E.**, fronts 50 feet on the northeast side of Marcy Street and begins 265 feet southwest of the southern corner of Marcy Street and McDonough Boulevard. Zoned R-4 (Single-Family Residential) District. Land Lot 56 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Habitat for Humanity**  
**Council District 12, NPU-Y**
- V-05-296**      Application of **Ali Chunara** for a special exception from the zoning regulations to reduce the required on-site parking from 16 spaces to 12 spaces for the construction of a restaurant. The property is located at **30 MORELAND AVENUE S.E.**, fronts 100 feet on the east side of Moreland Avenue, and begins on the northeastern corner of Moreland Avenue and Wylie Street. Zoned C-1 (Community Business) District. Land Lot 208 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Ali Chunara**  
**Council District 5, NPU-O**

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- V-05-297**      The Application of **John Saunders** for a special exception from the zoning regulations to reduce the off-street parking from the required 44 spaces to 32 spaces to allow for the conversion of an existing warehouse to an office/ warehouse/ retail building. The property is located at **1005 HOWELL MILL ROAD N.W.**, fronts 123 feet on the east side of Howell Mill Road, and begins on the southeastern corner of Edge hill Avenue and Howell Mill Road. Zoned I-1 (Light Industrial Regulations) District. Land Lot 150 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Sherry Lewinger & Alan Lewinger**  
**Council District 8, NPU-E**
- V-05-304**      The Application of **Jeremy Fare** for a variance from the zoning regulations to increase the paved area of a driveway in the half-depth front yard setback from the required 1/3 of the total area of the half-depth front yard to 53% to allow for a driveway of a new single-family house. The property is located at **2370 ALSTON DRIVE S.E.**, fronts 100 feet on the north side of Alston Drive, and begins on the northeastern corner of Alston Drive and Second Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 181 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Woodward Rhodes, Inc.**  
**Council District 5, NPU-O**